

DESIGN & ACCESS STATEMENT

20 ROSSLYN HILL, LONDON NW3 1PD



Ariel View of part of Rosslyn Hill with No. 20 highlighted.





View down Rosslyn Hill to Belsize Park with Surgery on Left Hand Side



View up Rosslyn Hill towards Hampstead

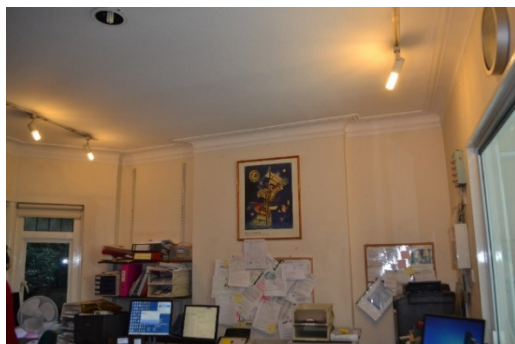
INTRODUCTION

No. 20 Rosslyn Hill is a 1920s semidetached house on Rosslyn Hill in the heart of residential North London mid-way between Hampstead and Belsize Park.

The current owner has owned the property since 1989. Planning permission was granted in May 1991 to convert the ground and 1st floors into medical and health services in the form of a general practice with a self-contained flat on the second floor. After the necessary basic conversion including the installation of a disabled toilet at the bottom of the stairs on the ground floor and wash hand basins to some of the proposed treatment/ consulting rooms the property was leased out by the owner as a doctor's surgery in 1992. A year later in February 1993 permission was granted to convert the flat and extend the surgery into the second floor resulting in the whole property being used for health services. It has remained as a surgery ever since.

The practice initially had two doctors however since 1997 it has operated as a single doctor's practice with Doctor Gillian Gertner who has been there since the original conversion and is now seeking to retire. This application is therefore being made to change the use of the property back to its original purpose as a four bedroom family home.





Ground floor reception



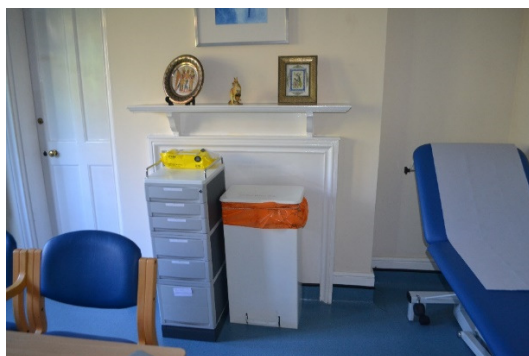
Ground floor rear treatment room



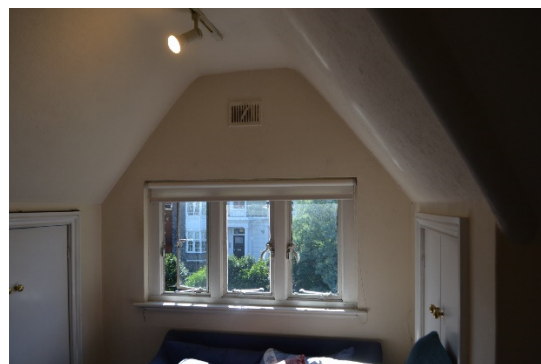
Waiting area ground floor



Consulting room first floor



First floor consulting room



Second floor office

THE EXISTING PROPERTY

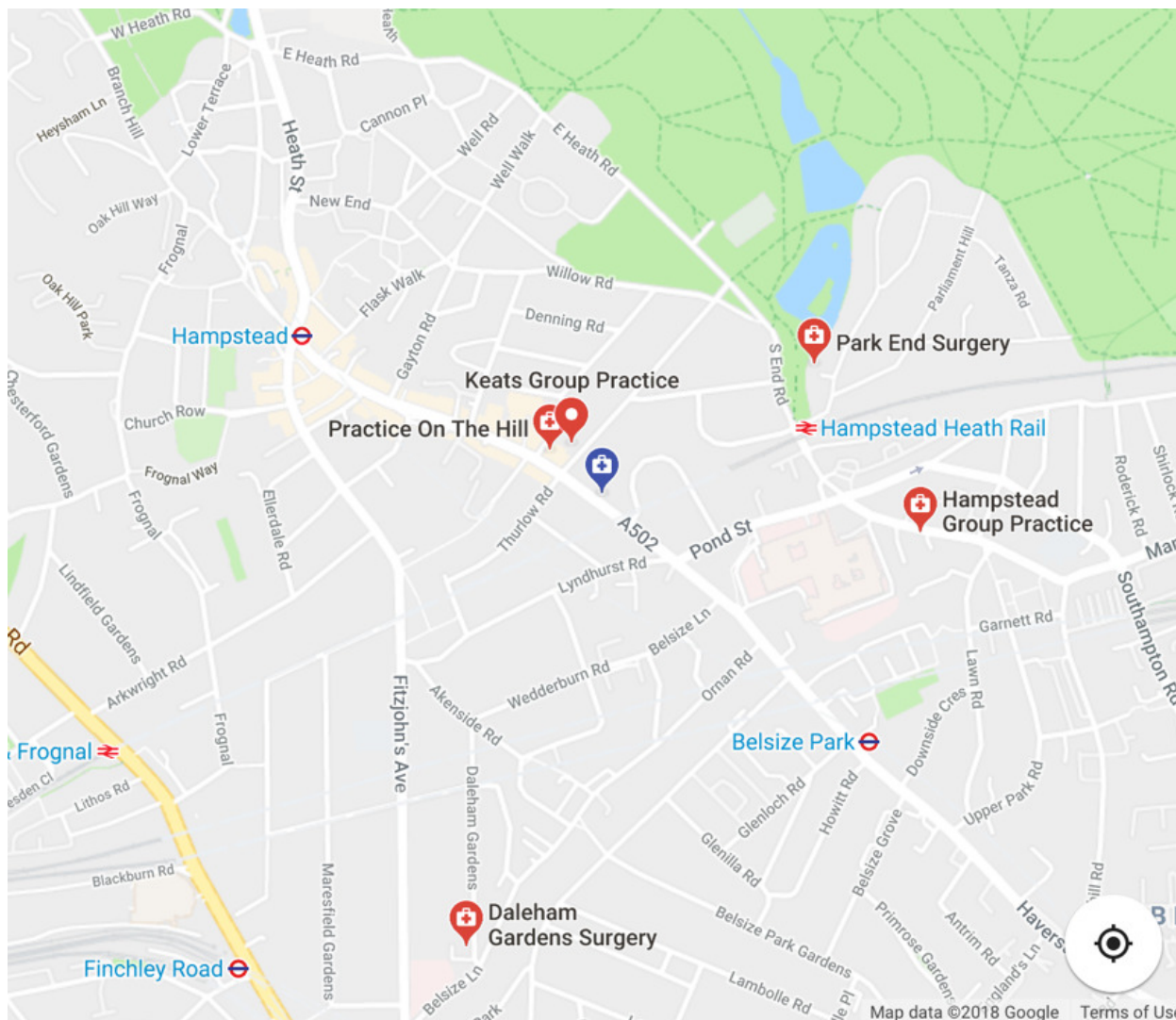
The property has undergone very little change to its current use from its original domestic form with the surgery fitting into the various domestic rooms.

The original front and rear ground floor reception rooms are used as the waiting room and receptionist's office also storing patient files. Whilst the four original bedrooms on the upper floors are used as consulting rooms and for office purposes.

As such it is not ideally suited to its present function with very little provision for the disabled, elderly or patients who are temporarily disabled by illness as in order to see the doctor they need to walk up a flight of stairs.

The only concession to disabilities are a ramped entrance and disabled wc on the ground floor.





Map of alternative doctors' surgeries near to the Rosslyn Hill surgery highlighted in blue

LOCAL MEDICAL FACILITIES:

The map of the local area shows there are the following alternative group practices within the immediately vicinity of the Rosslyn Hill Surgery offering a choice of facilities in addition to the Royal Free Hospital on pond street for emergencies.

Keats Group Practice

8 doctors trainee doctors and nurses

Park End Surgery

6 Doctors trainees, health care assistants and nurses.

Hampstead Group Practice

9 Doctors, trainees and nurses

Daleham Gardens Surgery

2 doctors health visitor and nurse





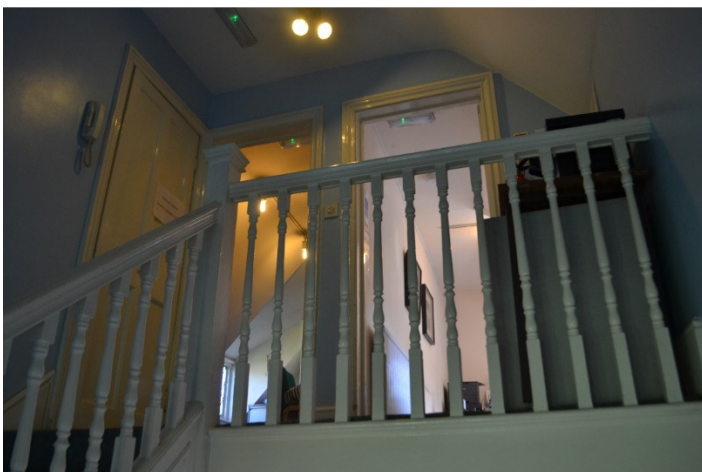
Original staircase



Original windows



Original balcony above entrance



Existing doors, architraves and balustrade.



Rear Bay window

THE PROPOSALS:

The proposals are to return the property back to a four bedroom family house.

As there has been very little intervention or structural changes in converting the property to a surgery, returning it back to domestic use will therefore involve very little change. The original arts and craft styled timber features such as the staircase doors, architraves cornices and picture rails remain intact.

The main work apart from updating the decorations throughout involves putting a new kitchen in the rear treatment room on the ground floor, installing bathrooms into the filing rooms off the current consulting rooms above the garage in addition to turning the 1st floor kitchen into a utility room and adding a dormer window to the rear cupboard and converting it into a shower room on the second floor.

The proposals also add a back door to the rear elevation and the rear bay window and install a side window where the existing back door is currently located. The front elevation remain as existing having minimal impact on the street which is predominately domestic south of Hampstead and North of Belsize Park .



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Ramped access to entrance



Parking at the front



Side garage



Front Elevation on Roslyn Hill

ACCESS

The proposals have no effect on access to the outside of the property which already benefits from a sloping entrance for disabled use. There is also a garage and parking in the front to help with access to and from the property.

Inside the property is more suitable for family life than a surgery where disabled access to all floors is the ideal. the addition of doors in the rear elevation will however improve access to the rear where the small courtyard garden will benefit family live.

CONCLUSION

By changing the property's use from a surgery back to a family dwelling the property is returned to its original purpose in a largely residential area where we feel there are much better alternative facilities provided in other nearby medical centres surgeries and a hospital should an emergency occur.

